

City Council  
Atlanta, Georgia

01- 0 -0900

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-01-36  
DATE FILED: 5-15-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **1344-1350-1356-Rear of 1362-Rear of 1370 McClendon Avenue, N.E./457-467 Colvin Street, N.E./1357 Marion Street, N.E./1358 Miller Avenue, N.E.** be changed from the **R-4 (Single-Family Residential)** District to the **PD-H (Planned-Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **240** of the **15<sup>th</sup>** District, **DeKalb**, County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

*Revised*

**LEGAL DESCRIPTION  
Tern Valley Commons**

*2-01-36*

**Properties**

**Marlon Avenue/Miller Avenue Property**

Legal Description for the Plat of Property Located in Land Lot 240, 15th District, Dekalb County, Georgia, being more particularly described as follows: From the Northwestern intersection of Oakdale Road and Miller Avenue 260' W along the Northerly Right of Way of Miller Avenue to the Point of Beginning.

**Thence**

N 89°13'33" W 404.69'

N 00°00'21" W 244.02'

S 89°13'33" E 287.63'

S 89°13'33" E 100.00'

S 00°15'08" E 122.00'

S 00°37'09" W 122.00'

Return to Point of Beginning



**McLendon Avenue Property**

Legal Description for the Plat of Property Located in Land Lot 240, 15th District, Dekalb County, Georgia, being more particularly described as follow: From the Northwestern intersection of McLendon Avenue and Oakdale Road 365.35 W along the Northerly Right of Way of McLendon Avenue to the Point of Beginning.

**Thence**

W(along McLendon RW) 165.00'

N 150.00'

W 48.00'

N 100.00'

E 343.01'

S 120.00'

W 75.01'

N 20.00'

W 55.00'

S 150.00'

Return to Point of Beginning

**Access Easements**

**Easement Connecting the Marlon/Miller and McLendon Properties**

There is an access easement connecting these two properties, which comprises the following area: From the Northwestern intersection of Oakdale Road and Miller Avenue 375' West along the Northerly Right of Way of Miller Avenue, thence South 50' across Miller Avenue to the Point of Beginning.

**Thence**

S 280.00'

W 20.00'

N 280.00'

E 20.00'

Return to Point of Beginning

**McLendon Access Easement**

There is an access easement allowing car access from McLendon Avenue which comprises the following area: From the Northwesterly intersection of McLendon Avenue and Oakdale Road 310.35' W to the Point of Beginning.

**Thence**

S 89°18'36" W 12.00'

N 00°44'30" W 149.82'

N 89°30'02" E 12.00'

S 00°44'30" E 149.82'

Return to Point of Beginning